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PRESERVATION

**HISTORIC PRESERVATION
COMMISSION**

Bob Gasser, Chair
Richard Pagoria, Vice-Chair
Mike Deskin
Elias Esquer
Ann Patterson
Stuart Siefer, RA
Liz Wilson

Alternate Member:
David Scheatzle, PhD, FAIA, PE

♦ ♦ ♦

**HISTORIC PRESERVATION
OFFICER**

Joseph G. Nucci, RA



The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior/National Park Service



Tempe Historic
Preservation Office
Community Development
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♦ ♦ ♦

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Tempe Historic Preservation Commission (Tempe HPC)

MEETING MINUTES

Meeting Date: Thursday, December 8, 2005

Location: Hatton Hall

34 East Seventh Street

Commissioners Present: Mike Deskin
Elias Esquer (6:05)
Bob Gasser
Rich Pagoria
Ann Patterson (6:07)
Stu Siefer
Liz Wilson

Staff Present: Ronald Coleman, WUD Management Assistant
Amy Douglass, Museum Administrator
Don Hawkes, WUD Water Utilities Mgr
Eric Kamienski, WUD Water Conservation
Scott Larson, WUD Irrigation Supervisor
John Mann, WUD Transmission & Collection Admn
Joe Nucci, CDD Historic Preservation Officer

Public Present: Dustin Frye 85284
Dan Killoren 85282
Vic Linoff THMAB
Pamela Rector 85283

Call to Order: 6:00 pm, Bob Gasser, Chair

I. Welcome and Introductions

Chairman Gasser acknowledged Water Utility Department Staff and indicated he would change the order of the agenda items to address the items of interest to Water first.

II. Approval of Minutes

Chairman Gasser called for discussion of the minutes of the Tempe HPC meeting of [November 10, 2005](#). Hearing no discussion he then called for a motion to approve the minutes.

MOTION MADE BY COMMISSIONER SIEFER AND SECONDED BY COMMISSIONER DESKIN TO APPROVE MINUTES OF THE NOVEMBER 10, 2005, TEMPE HPC MEETING. MOTION CARRIED 5-0 WITH COMMISSIONERS ESQUER AND PATTERSON ARRIVING AFTER THE VOTE.

Mr. Gasser noted that the proceedings transcript from the November 14, 2005 neighborhood meeting with Borden Homes Historic District stakeholders was provided to HPC members for information only.

III. Discuss and Consider Flood Irrigation

Mr. Gasser recognized Water Utility Department Manager Don Hawkes who introduced his staff as follows; Ron Coleman, Tempe WUD Management Assistant responsible for public education and outreach; Eric Kamienski, Tempe WUD Water Resources Administrator responsible for the conservation program; Scott Larson, Tempe WUD Irrigation Supervisor responsible for irrigation field staff and customer service; and John Mann, Tempe WUD Utility Services Administrator responsible for the irrigation program.

Mr. Hawkes noted the Tempe Flood Irrigation Program has been in place since 1927. He said the program has always been expensive to operate, and in 1999, Water asked Council to approve a rate increase to help defray expenses. Since that time, Water has been working to recover the costs for the operation and maintenance of the city's flood irrigation program, and in the spring of 2005, proposed rate increases over the next five years at about 9 percent each year. Water now pays homeowners to convert their yards to a desert landscape.

Tempe WUD Water Conservation Manager Eric Kamienski displayed a map showing the locations of "Xeriscape Conversions" to date. Since the inception of the conversion program in the early 1990s, only about 8 conversions have occurred in areas of residential flood irrigation while the vast majority of conversions occurred on properties using sprinkler systems. Mr. Hawkes emphasized that Water is not targeting flood irrigation properties for conversion but, instead, properties in the southern part of the city where there is no flood irrigation.

HPO Nucci explained that flood-irrigated properties located within proposed historic districts may be eligible for significant property tax savings and other federal, state, and local grant assistance if they contribute to the integrity of designated National Register historic districts. It is important, therefore, that owners of potentially eligible historic properties not lose their eligibility through converting to a xeriscape landscape through a city-sponsored water conservation program.

Mr. Hawkes and Mr. Kamienski indicated an interest in working with Tempe HPC to identify water conservation strategies appropriate to the conservation and enhancement of historic landscapes.

Chairman Gasser said he believes both programs can work as complimentary components to protect the historic integrity of Cultural Resource Areas.

There was consensus for HPC to provide Water with the locations of possible historic districts and for Water to make historic preservation information available to property owners in floor irrigated areas.

IV. Discuss and Consider Eisendrath House Adaptive Reuse

Mr. Hawkes said Water has purchased a house adjacent to the wastewater lift station and plans to sell the house through Purchasing. Meanwhile, Council has authorized that proceeds from the sale be used to help stabilize the Eisendrath House. He said Water is interested in partnering with other City departments to occupy the Eisendrath House, suggesting that Tempe Preservation; HPO, HPC, and perhaps the Tempe Historic Preservation Foundation, an Arizona non-profit organization, might occupy the house,

as well. In addition, a proposal has been floated for an interpretive center there telling the story of Arizona's water history. He emphasized that there is a need for an adequate presence on site to offset the security concerns inherent in such a remote location.

V. Discuss and Consider Second Tier Subdivisions

Commissioner Wilson recommended that the Commission conduct an integrity evaluation for Campus Homes and Date Palm Manor and recommended considering the remaining second-tier candidates in groups based on similar themes of significance.

There was consensus to meet at the west entrance of Date Palm Manor subdivision on Saturday, January 14, 2006, at 9:00 a.m. to conduct a house-by-house survey of that subdivision.

VI. Discuss and consider City bond election

Mr. Gasser noted the City is contemplating a bond referendum for the May 16, 2006, General Election. HPO Nucci noted there are no Community Development Department programs under consideration for the election but Tempe HPC should begin preparing now for a future referendum so as not to be excluded next time.

VII. Discuss and consider Historic Resources Poster

Mr. Gasser called for properties to be identified as "Endangered" and as "Saved" for an update of the popular 2005 Poster. After much discussion, the lists were configured as follows.

Candidate Endangered Properties

Eisendrath House (2005)

Hayden Flour Mill (2005)

VNB Dome at ASU (new)

Gonzales Martinez House (new)

Candidate Saved Properties

Tempe National Bank Building (2005)

Tempe Beach Stadium (2005)

Farmer Goodwin House (new)

Governor Pyle House (new)

VIII. Discuss and consider International Existing Building Code

Mr. Gasser noted that on December 1, 2005, Council adopted the 2003 code body promulgated by the International Code Council which includes the International Existing Building Code (IEBC).

There was consensus to invite Deputy Development Services Manager Mike Williams to attend an upcoming commission meeting to discuss the International Existing Building Code with regard to remodeling historic properties.

Meeting adjourned at approximately 8:15 PM. Minutes scheduled for Tempe HPC adoption on 01/12/2006.

Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins120805PROCEEDINGS.doc



Meeting minutes are produced from a transcript of proceedings. The transcript of proceedings and the minutes are available on request from Tempe HPO.

Draft issued for review comments to:	Review comments received from:
<input checked="" type="checkbox"/> Ronald Coleman, WUD Management Assistant	<input type="checkbox"/>
<input checked="" type="checkbox"/> Don Hawkes, WUD Water Utilities Mgr	
<input checked="" type="checkbox"/> Eric Kamienski, WUD Water Conservation	
<input checked="" type="checkbox"/> Scott Larson, WUD Irrigation Supervisor	
<input checked="" type="checkbox"/> John Mann, WUD Transmission & Collection Admn	
<input checked="" type="checkbox"/> Pam Rector 85283	

TABLE OF HYPERLINKS

<http://www.tempe.gov/clerk/Agendas%5F03/20050915irsagenda.pdf> Tempe IRS Agenda September 15, 2005

http://www.tempe.gov/clerk/history_03/20050915irsfs01.pdf WUD Staff Summary Report

<http://www.stantest.com/> The StanTech Group

http://www.tempe.gov/water/water_low_water_use.htm Tempe Low Water Use Landscape Rebate Program

<http://www.pr.state.az.us/partnerships/shpo/spt.html> State Historic Property Tax (SPT) program (SHPO)

<http://www.cr.nps.gov/nr/regulations.htm#6015> Title 36--PARKS, FORESTS, AND PUBLIC PROPERTY
Chapter I--NATIONAL PARK SERVICE, DEPT. OF THE INTERIOR Part 60--NATIONAL REGISTER OF
HISTORIC PLACES – specifically –

Sec. 60.15 Removing properties from the National Register

(a) Grounds for removing properties from the National Register are as follows:

(1) The property has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination and prior to listing

<http://www.arizonahistoricalsociety.org/media/edocs/greenline.html> Green Line Overlook Website

<http://localsearch.azcentral.com/sp?keywords=gallier> RETIREE FLOATS EISENDRATH PLAN Sep 7, 2005

<http://www.preservationdallas.org/> Preservation Dallas (Discover Dallas! Survey)

Frequently Used Abbreviations or Acronyms:

ABOR – Arizona Board Of Regents: Arizona's state universities are under the jurisdiction and control of the Arizona Board of Regents. The state universities are operationally independent from each other, but, together with the Board, they comprise the principal components of the system of coordinated governance established by the Board and known as the Arizona University System.

ADEQ – Arizona Department of Environmental Quality: Established by the Arizona Legislature in 1986 in response to growing concerns about groundwater quality, ADEQ today administers a variety of programs to improve the health and welfare of our citizens and ensure the quality of Arizona's air, land and water resources meets healthful, regulatory standards.

ADWR – Arizona Department of Water Resources: Created in 1980 to ensure dependable long-term water supplies for Arizona's growing communities, the ADWR administers state water laws (except those related to water quality), explores methods of augmenting water supplies to meet future demands, and works to develop public policies that promote conservation and equitable distribution of water.

APF – Arizona Preservation Foundation: Arizona's only non-profit statewide historic preservation organization. Founded in 1979, APF is dedicated to preserving Arizona's historical, archaeological, architectural, and cultural resources.

ASLA – American Society of Landscape Architects: Founded in 1899, the ASLA is the national professional association representing landscape architects and promoting the landscape architecture profession and advancing the practice through advocacy, education, communication, and fellowship.

CCDC – Central City Development Committee: Formed in August 2004, when the Tempe City Council identified committees for the next two years. The entire council will serve on the Central City Development Committee of the Whole, which will address development at Town Lake, the Papago Park area and downtown.

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects and is managed by Chris Salomone.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs. The City of Tempe became a CLG in 1995.

DSD – Development Services Department: Tempe Development Services Department is charged with the responsibility of enhancing the quality of Tempe's living environment, assuring the safety of buildings, enlarging the City's economic base and assisting low and moderate income households. The Tempe Historic Preservation Office is an agency of the Development Services Department.

EPA – Environmental Protection Agency: Authorized under Executive Order 11102 on December 4, 1970, the mission of the Environmental Protection Agency is to protect human health and the environment by working for a cleaner, healthier environment for the American people.

FAIA – Fellow of the American Institute of Architects: an honor awarded to members of the American Institute of Architects, members of the prestigious College of Fellows are recognized for having made significant contributions to the profession.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee, also known as HPAC.

IRS – Issue Review Session: Mayor and Council public meeting where members of the public may come forward and talk with City Council during the "Call to the Audience" at the beginning of the IRS.

JRC – Joint Review Committee: Authorized under Resolution No. 2004.75 on 8/19/04, this seven-member board has four ASU positions and three City positions and is formed to review projects within the Mixed Use/Education zone.

PCBs – polychlorinated biphenyls: Toxic and persistent chemicals primarily used as insulating fluids in heavy-duty electrical equipment in power plants, industries, and large buildings across the country, most PCB applications were effectively eliminated by the Environmental Protection Agency on April 19, 1979, under final regulations banning their manufacture and phasing out most uses.

PSA – Papago Salado Association: Founded in 1992, the not-for-profit Association is a consortium of public agencies, local governments of Phoenix, Scottsdale and Tempe, and private organizations which have an interest in the area bounded by 44th Street, College Avenue, Oak Street, and University Drive. PSA promotes heritage education and is responsible for several projects to increase tourism and promote an identity for the area.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, is responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources.

SRP-MIC – Salt River Pima-Maricopa Indian Community: Created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments. Meetings are held first Thursday of each month and are located at Hatton Hall, 34 E. 7th Street, Bldg. #B (public parking in Brickyard).

Tempe HPF – Tempe Historic Preservation Foundation: The Foundation is a private nonprofit corporation established in 2005, to advance the historic preservation objective of the Tempe Community at large.

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe's prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District (in production) The purpose of the TOD is to encourage appropriate land development and redevelopment consistent with and complementary to the community's focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.